



P.O. Box 533  
Cambria, CA 93428  
(805) 927-1934  
[www.northcoastadvisorycouncil.org](http://www.northcoastadvisorycouncil.org)

February 24, 2014

Airlin Singewald  
County of San Luis Obispo Planning Department  
976 Osos Street #300  
San Luis Obispo, CA 93408

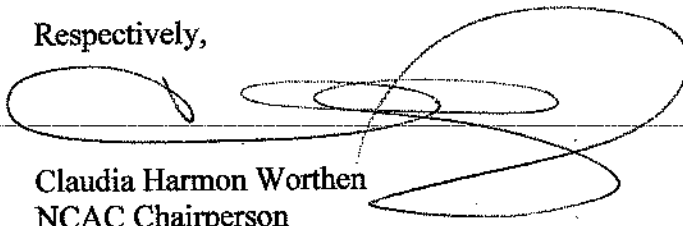
**RE: DRC 2013-00054 NEAL, APN 022-291-012**

Minor use permit for a kitchen addition of 188 square feet to an existing 2,106 square feet of house and garage. Site location is 342 Lancaster, Cambria.

Sited on a standard 3500 square foot double lot, this project will exceed NCAP footprint and GSA limits for a two-story house, but purchase of 300 square feet of TDCs is allowed and will satisfy both. This use of TDCs will not result in an appearance of the house which would be incompatible with homes in the surrounding area and will not involve excessive grading or tree removal. CCSD has not done the Plan Review to advise applicant of required retrofits, but will do so.

The North Coast Advisory Council met on February 19, 2014 and voted unanimously to approve this project.

Respectively,



Claudia Harmon Worthen  
NCAC Chairperson

CHW/lh



FLH  
SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 1/9/2014

TO: PW

JAN 10 2014

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us) COUNTY OF SAN LUIS OBISPO  
Coastal Team / Development Review DEPARTMENT OF PUBLIC WORKS

**PROJECT DESCRIPTION:** DRC2013-00054 NEAL – Proposed minor use permit for a kitchen addition of 188 sf to an existing 2,106 sf house and garage. Site location is 341 Lancaster St., Cambria. APN: 022-291-012.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

### PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ YES  
☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
(Please go on to PART III)

### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

~~Drainage Plan required with building permits~~  
~~recommend approval~~

1-10-14  
Date

Jim Pohl  
Name

5271  
Phone



**Re: DRC2013-00054 NEAL, Coastal E-Referral, MUP, Cambria** 

**Charles Riha** to: Cody Scheel

02/07/2014 10:35 AM

Cc: Cheryl Journey

Cody,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
3. The project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. The project is subject to the California State Title 24 energy laws.
5. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Charles Riha, Plans Examiner III



PLANNING & BUILDING  
COUNTY OF SAN LUIS OBISPO  
976 Osos Street, Room 200  
San Luis Obispo, Ca 93408  
805-781-5630

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**CAMBRIA COMMUNITY SERVICES DISTRICT**1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428  
Telephone (805) 927-6223 • FAX (805) 927-5584**CONFIRMATION OF WATER & SEWER AVAILABILITY  
FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE**

<b>Applicant(s):</b>	Michael & Judy Neal	<b>Date:</b>	04/01/2014
<b>Mailing Address:</b>	3200 Phairfield St. Bakersfield, CA 93314	<b>Current Service type:</b>	<input checked="" type="checkbox"/> <b>Single Family</b> <input type="checkbox"/> Multi-Family # units <input type="checkbox"/> Commercial
<b>Service Location:</b>	341 Lancaster St.		
<b>APN:</b>	022-291-012		

<b>Project description:</b>	Addition of Kitchen and Roof top deck.
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Sewer and Water Impact Fees*:			Approval Conditions	Required if X'd:
Application fee	\$55.00	55.00	All Existing and New water fixtures must meet current standards under Title 4 of District Code.	X
Water/Sewer Plan Review	\$110.00	110.00		
Initial Water Inspection	\$99.50	99.50	Owner must provide District with a copy of county building permit issued for this project.	X
Final Water Inspection	\$49.75	49.75		
Fire Plan Review	\$350.00	350.00		
Fire Sprinkler System Review	\$250.00			
1	Additional Toilet(s) @ \$400		Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	
2	Additional Kitchen or Lavatory Sink(s) @ \$400		Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. <b>PLEASE CALL 927-6223 FOR INSPECTION.</b>	X
1	Additional Tub, Shower or Laundry @ \$800		Requires <b>PARCEL MERGER</b> to allow water service across lot line.	
	Additional Bar or Utility Sink(s) @ \$200	\$200.00	Under District regulations, Remodels <b>must not change the existing water service status of the property by creating additional separate dwelling units.</b>	X
Total		\$ 864.25	<b>WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.</b>	

\* The CCSD plan check fees shown are minimums due upon application submittal. The CCSD may require additional plan check fees for actual hourly costs on projects requiring more than 2 hours of plan check time on fixtures/plumbing features and more than 3 hours of plan check time for fire safety-related plan checking.

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

**Said Project Is Authorized With Conditions as indicated above:**

by: *R. C. Gresens*  
Robert Gresens, District Engineer

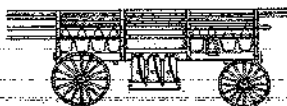
CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

<b>Approved Fixtures (post-remodel):</b>		<b>Retrofit Code:</b>	
Toilets	2		
Kitchen & Lavatory Sinks	4	<b>Bldg. Permit received:</b>	
Tubs and/or Showers	2		
Clothes Washer	1	<b>Final Inspection date:</b>	
Bar or Utility Sinks	1		

# CAMBRIA FIRE DEPARTMENT

Established 1887



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J. Steven Bitto Fire Prevention Officer  
2850 Burton Drive • Cambria, CA. 93428  
Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: sbitto@cambriacsd.org

## **FIRE PLAN REVIEW**

Department of Planning & Building  
County Government Center  
San Luis Obispo, CA 93408

Date: April 1, 2014

**\*This Project Requires Water Letter - Yes**

Building owners Name: Judy and Mike Neal

Project Address: 341 Lancaster St. Cambria Ca. 93428

Project type: Kitchen addition with roof deck

Building Permit Number: DRC2013-00054

APN# 022-291-012

Square Footage of Existing Structure: 2106 Sq. Ft

Square Foot of Proposed Addition: 188 Sq. Ft.

Sprinkler System required: No

24-hour supervised monitored system required: No, if under 70 heads

Nearest Fire Hydrant: 250 feet

Driveway Access: N/A Turnarounds required: No

**Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.**

Conditions of approval: See attached

*J. Steven Bitto*

J. Steven Bitto  
Fire Prevention Officer

*"Automatic Fire Sprinklers Save Lives!"*

## **SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION**

**505.1 General.** Class-2 ignition-resistant construction shall be in accordance with Section 505.

**504.2 Roof Covering.** Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

**505.3 Protection of Eaves.** Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of  $\frac{3}{4}$  inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

**505.4 Gutters and Downspouts.** Gutters and downspouts shall be constructed of noncombustible material.

**505.5 Exterior Walls.** Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

**Exception:** Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

**505.6 Unenclosed Under floor Protection.** Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

**Exception:** Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

### **DECKING SURFACES AND UNDER FLOOR PROTECTION**

#### **1. Decking**

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

#### **2. Floor Projections, under floor areas and decks**

The underside of floor projections, unenclosed under floor areas or decks attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

**505.8 Exterior Glazing.** Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

**505.9 Exterior Doors.** Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4 inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

**Exception:** Vehicle-access doors.

**505.10 Vents.** Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

**505.11 Detached Accessory Structures.** Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

**EXCEPTION:** The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

#### **Hazardous Fuel Abatement**

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

#### **Defensible Space**

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

#### **Maintenance of Defensible Space**

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2

**Driveway Access**

The driveway access must be minimum 16 feet wide, with a minimum 10-foot fuel modification on each side. The road must have a minimum 13 foot 6 inch vertical clearance the entire length of the access road. The road surface must be capable of supporting 40,000 pounds and constructed of an all-weather type surface. The turnaround shown on the plan is acceptable **provided** it passes an actual on-site test consisting of turning around our Type 1 structural Engine.